

166 P2-224-4 PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1.B02.3.B (Sect. III C.3) to permit a side setback of 0. 3 feet instead of 7 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Garage and utility shed, extra footage needed to be able to get a car in garage.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

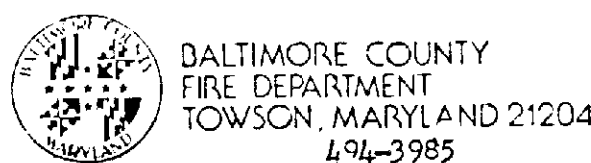
I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
City and State _____
Address _____
City and State _____
Name _____
Address _____
City and State _____
Phone No. _____
Attorney's Telephone No.: _____
Name _____
Address _____
City and State _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of March, 1982, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of May, 1982, at 2:30 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)



PAUL H. REINCKE
CHIEF

March 30, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Lawrence R. & Sharon A. King
Location: NE/Corner Kimat and Tilsen Avenues

Item No.: 166 Zoning Agenda: Meeting of March 9, 1982

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS:
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Public Planning
Public Department
Board of Education
Zoning Administration
Industrial Development

April 22, 1982

Mr. & Mrs. Lawrence Raymond King
938 Kinwat Avenue
Baltimore, Maryland 21221

RE: Item No. 166

Petitioner - Lawrence Raymond & Sharon Ann King
Variance Petition

Dear Mr. & Mrs. King:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct an addition to the side of the existing dwelling, this hearing is required. It should be noted that the property immediately to the west across Tilsen Avenue was recently granted a variance, (Case No. 81-185 A) to construct an addition to the side of the existing dwelling.

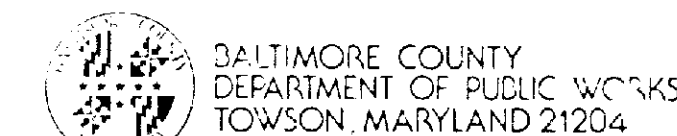
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

Enclosures



MARY J. HESTER, P.E.
DIRECTOR

April 1, 1982

Mr. William F. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #166 (1981-1982)

Property Owner: Lawrence R. & Sharon A. King
W/E corner Kinwat and Tilsen Avenues
Acres: 52.50/60.00 x 95/95 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lot 30, Plat No. 2 Marilyn Manor, recorded G.L.B. 19, Folio 103.

Baltimore County highway and utility improvements exist and are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 166 (1981-1982).

Very truly yours,

[Signature]
ROBERT A. MORROW, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

1-SW Key Sheet
3 NE 30 Pos. Sheet
NE 1 H Topo
97 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William B. Hammond, Zoning Commissioner

TO: Office of Planning and Zoning

Date: March 26, 1982

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Item

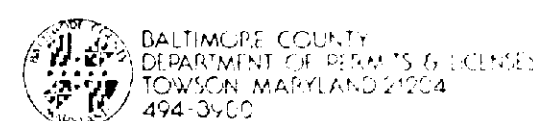
The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #155 - James & Deborah M. Anderson, Jr.
- Item #160 - Samuel L. Gastrock
- Item #162 - Raymond J. & Arlene M. Cannoles
- Item #163 - Matthews & Matthews, Inc.
- Item #164 - Clarence A. & Maggie G. Joy
- Item #166 - Lawrence R. & Sharon A. King
- Item #167 - Carl D. & Dorothy C. McKinney, Sr.
- Item #168 - Frances M. Franz
- Item #170 - Ervin V. & Frieda Heinrich
- Item #175 - John Shavers
- Item #177 - Agnes A. Sten
- Item #180 - Howard M. Grossfeld, et al.
- Item #181 - Charles & Loretta Cain, Jr.
- Item #182 - Curtis M. & Betty Johnson
- Item #187 - Donald L. & Beverlee J. Weston, Jr.
- Item #189 - Oliver B. & Jean J. Dearden

[Signature]

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/fth



APR 9 1982

Mr. William B. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 166 Zoning Variance Committee Meeting are as follows:

Property Owner: Lawrence R. & Sharon A. King
Location: NE/Corner Kinwat and Tilsen Avenues
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a side yard setback of 3' in lieu of the required 7'.

Acres: 52.50/60.00 X 95/95
District: 15th

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 11-82 except where Maryland Code for the Maryland Department of Health and other applicable Code.
- X B. A building/_____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. In wood frame construction an exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 1101, Line 2, Section 1107 and Table 1102.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 501.
- I. Comments _____

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desire additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles B. Burdhan, Chief
Plans Review

CBarr

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 2, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: March 9, 1982

RE: Item No: 166, 167, 168, 169, 170, 171, 172
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of May, 1982, that the ~~variance~~ Petition for Variance(s) to permit a side yard setback of three feet in lieu of the required seven feet, for the expressed purpose of constructing an attached garage to the existing dwelling, in accordance with the site plan marked Petitioners' Exhibit 2, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Norman E. Gerber
Zoning Commissioner of
Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE corner of Kinwat & Tilsen : OF BALTIMORE COUNTY
Aves., 15th District
LAWRENCE RAYMOND KING, : Case No. 82-234-A
et ux, Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of April, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Lawrence R. King, 938 Kinwat Avenue, Baltimore, Maryland 21221, Petitioners.

John W. Hession, III
John W. Hession, III

I, TONY SMITH, WHO LIVES AT
940 KINWAT AVE, BALTO., MD 21221,
HAVE NO OBJECTION TO LAWRENCE
RAYMOND KING, WHO LIVES AT
938 KINWAT AVE., BALTO., MD 21221
TO OBTAIN A SETBACK OF THREE
FEET FOR PURPOSE OF BUILDING
A GARAGE.

Tony Smith
Tony Smith
Mary T. Smith

PETITIONER'S
EXHIBIT 1

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3711
NORMAN E. GERBER
DIRECTOR

April 8, 1982

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #166, Zoning Advisory Committee Meeting, March 9, 1982, are as follows:

Property Owner: Lawrence R and Sharon A. King
Location: NE corner Kinwat and Tilsen Avenues
Acre: 52.5' x 60.00 X 95/95
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning & Development

JLW:rh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond,
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-234-A

Date: April 9, 1982

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:rmc

Mr. and Mrs. Lawrence Raymond King
938 Kinwat Avenue
Baltimore, Maryland 21221

March 24, 1982

NOTICE OF HEARING

RE: Petition for Variance
Northeast corner of Kinwat & Tilsen Aves.
Case #82-234-A

TIME: 9:30 A.M.

DATE: Tuesday, May 4, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

Norman E. Gerber
NORMAN E. GERBER
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3553
WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 20, 1982

Mr. & Mrs. Lawrence Raymond King
938 Kinwat Avenue
Baltimore, Maryland 21221

Re: Petition for Variance
NE Corner of Kinwat & Tilsen
Avenues, 15th District
Lawrence Raymond King, et ux -
Petitioners
Case No. 82-234-A

Dear Mr. & Mrs. King:

This is to advise you that \$46.02 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to The Zoning Office, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 107623

DATE: 4/29/82 ACCOUNT: 01-662

AMOUNT: \$46.02

RECEIVED Sharon King
FROM: Advertising & Posting Case No. 82-234-A
(Lawrence R. King, et ux)

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

May 11, 1982

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: ZAC Meeting of March 9, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 166, 167, 168, 169, 170, 171, and 172.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer
Planning & Design

CRW/bza

cc - Mr. Jack Wimbley
Current Planning

12-234-A
54

PETITION FOR VARIANCE
15th DISTRICT

ZONING: Petition for Variance

LOCATION: Northeast corner of Kinwat and Tibsen Avenues

DATE & TIME: Tuesday, May 4, 1982 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side setback of 3 feet instead of 7 feet.

The Zoning Regulation to be excepted as follows:

Section 1802.3.B (Sect. III C.3) - Minimum side yard setback in a D.R.S.S. Zone (A Residence)

All that parcel of land in the Fifteenth District of Baltimore County

DESCRIPTION

Being known as the northeast corner of Kinwat and Tibsen Avenues as recorded in the land records of Baltimore County in Plat Book 19, Folio 103, Flat 2 of Marilyn Manor, Lot 30. Also known as 938 Kinwat Avenue, in the 15th Election District.



Being the property of Lawrence Raymond King, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, May 4, 1982 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 6, 1982

Mr. & Mrs. Lawrence Raymond King
938 Kinwat Avenue
Baltimore, Maryland 21221

RE: Petition for Variance
NE corner of Kinwat and Tibsen
Avenues - 15th Election District
Lawrence Raymond King, et ux -
Petitioners
NO. 82-234-A (Item No. 166)

Dear Mr. & Mrs. King:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. & Mrs. Lawrence Raymond King
938 Kinwat Avenue
Baltimore, Maryland 21221

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 9th day of March, 1982

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Lawrence Raymond & Sharon Ann King

Petitioner's Attorney

Reviewed by: Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 4/13/82

Posted for: Variance

Petitioner: Lawrence Raymond King et ux

Location of property: NE corner of Kinwat and Tibsen Avenues

Location of Signs: facing intersection of Kinwat and Tibsen Avenues

Remarks:

Posted by: William E. Hammond Signature Date of return: 4/23/82

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 22 day of Feb, 1982.

Filing Fee \$ 25.00 Received: ☒ Check
☐ Cash
☐ Other

WILLIAM E. HAMMOND, Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 104585

by: [Signature]
dated by: [Signature]
the Petition for assignment of a

DATE: 2-22-82 ACCOUNT: 01-662

AMOUNT: 25.00

RECEIVED FROM: [Signature]
FOR: [Signature]

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature]										
Previous case:										

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 15, 1982.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 14th day of May, 1982, the 15th publication appearing on the 15th day of April, 1982.

THE JEFFERSONIAN
L. Susan Hershman
Manager

Cost of Advertisement, \$

Petition For Variance

15TH DISTRICT
ZONING: Petition for Variance
LOCATION: Northeast corner of Kinwat and Tibsen Avenues
DATE & TIME: Tuesday, May 4, 1982 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit a side setback of 3 feet instead of 7 feet.
The Zoning Regulation to be excepted as follows: Section 1802.3.B (Sect. III C.3) - Minimum side yard setback in a D.R.S.S. Zone (A Residence)
All that parcel of land in the Fifteenth District of Baltimore County, being known as the northeast corner of Kinwat and Tibsen Avenues as recorded in the land records of Baltimore County in Plat Book 19, Folio 103, Flat 2 of Marilyn Manor, Lot 30. Also known as 938 Kinwat Avenue, in the 15th Election District.
Being the property of Lawrence Raymond King, et ux.

The Times

Middle River, Md., April 15, 1982

This is to certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the 15th day of April, 1982.

Publisher.

PETITIONER'S EXHIBIT

ITEM #166

Plat to accompany Zoning Variance for 3 feet in lieu of the required 7 feet

L.R. King
938 Kinwat Ave.
D.R.S.S. Zoning

